

AUCTION

Thursday, August 10

Previously \$3,399,000

Reserve \$2,300,000

QUEENS WATERFRONT HOME
31-07 Douglas Road, Douglaston, NY



Luxury Property Auctions
212.867.3333
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COMPASS

Listing Agent
Walt Siefert

OVERVIEW

Situated on over 1.27 acres of serene waterfront property on Udall's Cove Preserve in the historic enclave of Douglas Manor, this 4,800 square foot (approx.) home features expansive water views, complete with a 100-foot-long private dock for easy access to Little Neck Bay.

Totally reimaged and expanded in 2003, this charming and timeless design offers a gourmet kitchen which opens onto a covered patio and formal dining room. A window lined living room with views of the cove, a home office/library with a second-floor elevator, a full bath and a pantry, wine room and laundry complete the first floor. The second floor offers a primary suite with bath and a generous walkup closet, two additional bedrooms and full bath. Another window lined room is currently used as a music room plus an open sitting area with fireplace and water views.

The 2-car garage features a 750 square foot second level that offers amazing lifestyle flexibility for different uses, such as artist/writer studio, work from home business center, yoga studio or fitness center.



SUBURBAN LIVING IN NYC—THE BEST OF BOTH WORLDS

Located in Douglas Manor, Douglaston (Queens), NY, this waterfront property is surrounded by nature, yet is only a 10-minute walk or 3-minute drive to the Little Neck Station on the Port Washington branch of the LIRR.

The property is situated directly on Udall's Cove Preserve, which encompasses nearly 33 protected acres of diverse wetlands, forests, and salt marshes. A wide variety of activities may be enjoyed within the Preserve, including hiking, nature observation and photography, bird watching, and fishing. From the property, you will be able to observe a variety of wildlife and shorebirds such as egrets, osprey, herons, ducks, geese, and swans.

A quick train ride from Manhattan, this is a truly unique and secluded property surrounded by water, wildlife and nature.



PROPERTY DETAILS

B-B-L	Queens - 8162 - 93
Lot Size	1.27 acres (55,321 square feet)
Lot Dimensions	237 feet x 274 feet (irregular)
Property Structures	Main house and garage with 2nd level office/studio
Garage	2-car detached
Waterfront	Yes – Udall's Cove in Little Neck Bay, Long Island Sound
Shoreline	257 feet (approx.)
Property Taxes	\$18,103
Zoning	R1-2



HOME DETAILS

Year Built	1925
Year Renovated	2003
Size	4,800 square feet (approx.)
Total Rooms	15
Bedrooms	4
Full Bathrooms	3
Hydraulic Lift	Yes
Basement	None
Attic	Walkup (partially finished)
Fireplaces	1
Heat	Natural gas, forced air, radiant
Air Conditioning	Central Air
Water Source	Public
Sewer	Septic
Construction Materials	Brick/stucco





PROPERTY HIGHLIGHTS

Waterfront
Expansive water views
Oversized lot (1.27 acres)
Located on Udall's Cove Preserve
100-foot-long dock
Easy access to Little Neck Bay
Minutes from LIRR
Abundant wildlife viewing

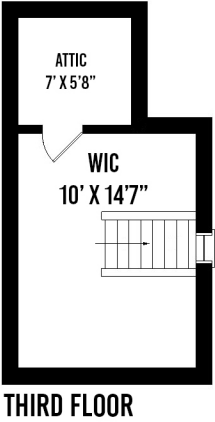
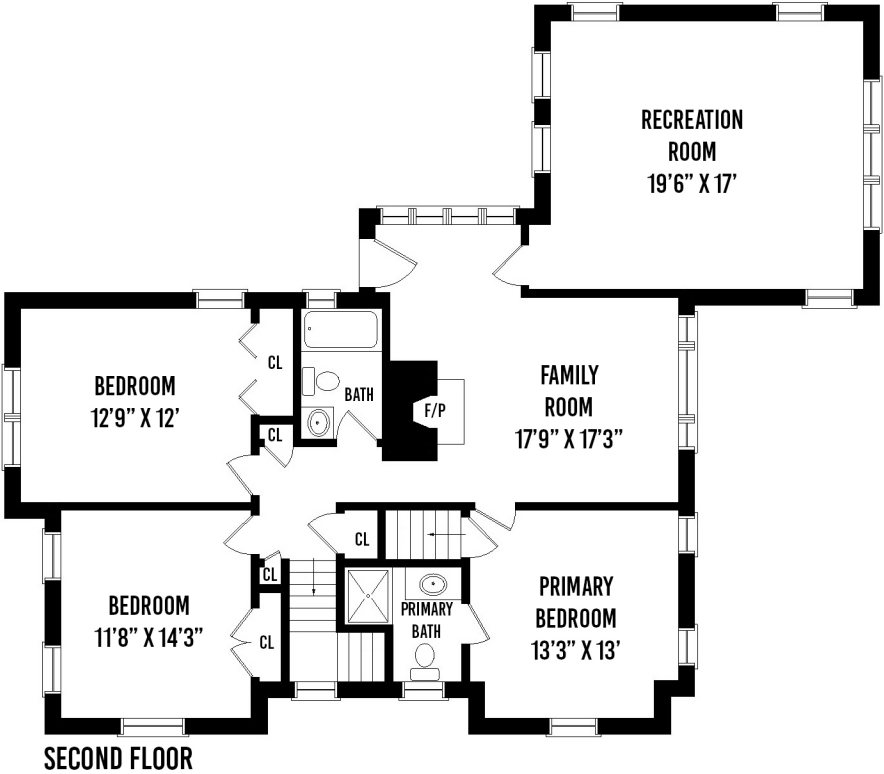
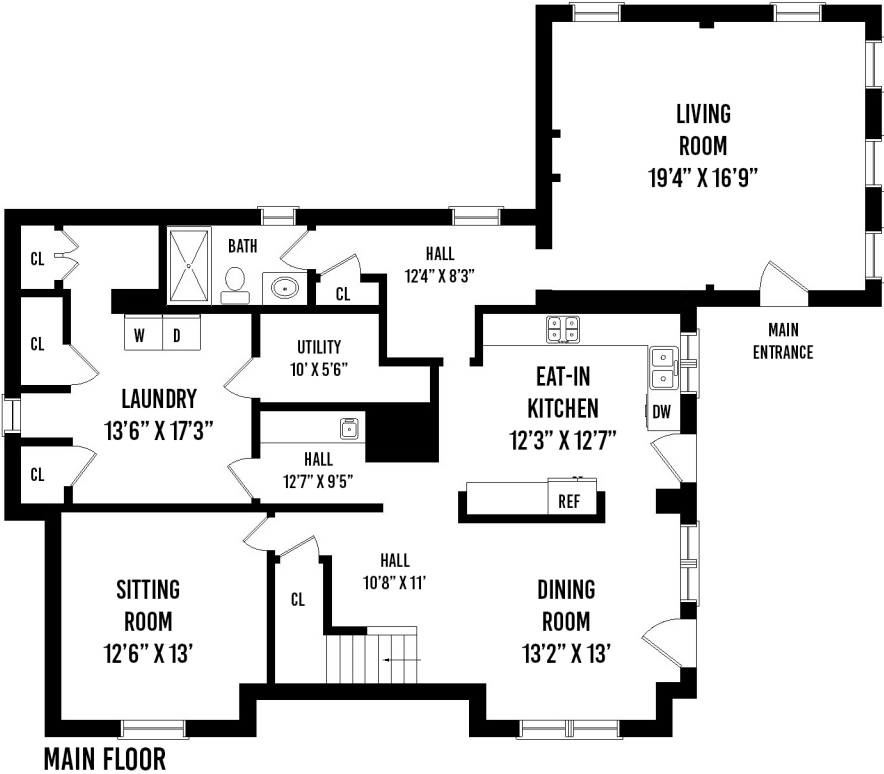
HOME FEATURES

Cathedral ceilings
Den/Family room
Gourmet eat-in kitchen
Elevator
Formal dining room
Home office
Master bath
Storage
3rd floor walkup closet
Wet bar
Wine closet





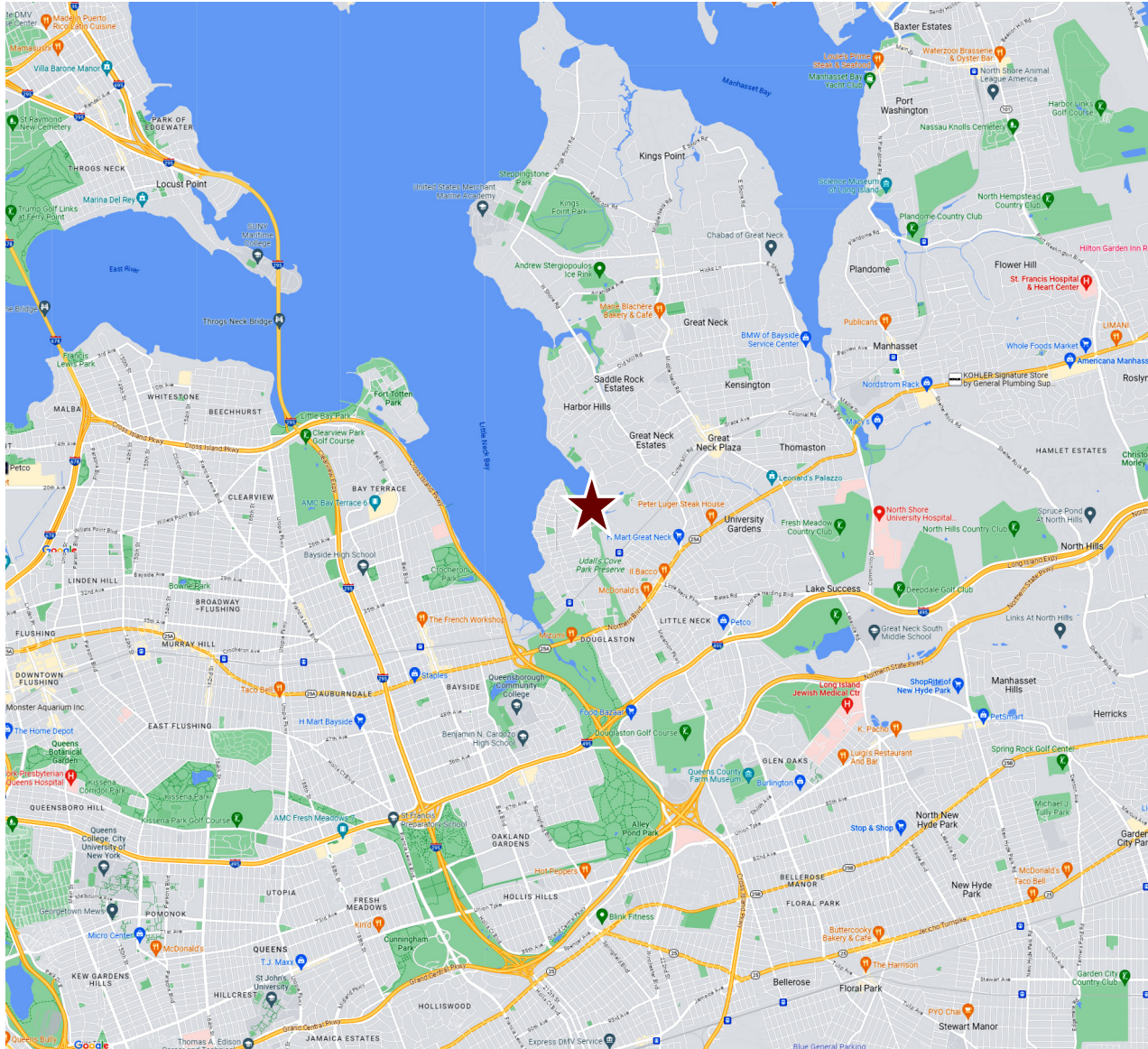
FLOOR PLAN





THE AREA

Tap the map to explore the neighborhood in Google Maps.



HOW TO PARTICIPATE

- 1. ACCESS Due Diligence** to view bidding instructions, photos and more. Click [HERE](#) and follow instructions in Step 2, or visit [prusa.com](#).
- 2. TOUR the property by appointment only.** Please email info@prusa.com to schedule a tour on:
 - Saturday, July 15
 - Sunday, July 23
 - Saturday, August 5
- 3. SUBMIT BID now through bid deadline** of 4pm EST on Thursday, August 10. You **MUST** submit a bid anytime between now and the Bid Deadline by clicking here. If you prefer to complete a Letter of Intent (LOI) in Word format, please see Due Diligence Information. High bidder(s) must submit signed contract of sale promptly after being notified. See Due Diligence Information for complete terms.

MUST SELL

5% Buyer's Premium. Property subject to prior sale. Submit bid at any time. All bids are encouraged. Seller (a) will accept the highest bid at or above the Reserve (on terms set forth by Seller) and (b) has the right to accept a bid below the Reserve.



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The listing broker for the property is Walter Siefert (unique ID number 10301216031) with Compass (1468 Northern Blvd, Manhasset, New York 11030). PRUSA LLC d/b/a Paramount Realty USA, unique ID number 10491205898 ("PRUSA") is a marketing firm specializing in auctions. Listing Broker, PRUSA, seller and their respective principals, agents, affiliates and representatives (collectively, "Seller Group") disclaim any and all liability for any inaccuracy, errors or omissions contained herein or in any material pertaining to this property. All references to square footage, dimensions and other numbers are approximate. This offering may be withdrawn, modified or canceled without notice at any time. All auctions with reserve unless explicitly stated as otherwise. Any Minimum Bid or Starting Bid reflected herein assumes an all-cash, non-contingent bid on terms provided by Seller Group and applies only to the day(s) and time(s) of an open outcry auction, which shall conclude upon PRUSA's declaration of same; Seller is not obligated to accept any offer before or after auction, including any offer at or above a Suggested Opening Bid or Minimum Bid, if any, which is not a reserve price and only a suggestion as to where bidding may begin. Any bid is subject to any Buyer's Premium indicated herein or by Seller Group, which means the Buyer's Premium percentage will be added to the winning bidder's bid price to establish the total purchase price payable by purchaser. Furniture and other personality is excluded unless explicitly stated as otherwise herein. This is neither an offer to sell nor a solicitation to buy to residents in states where registration requirements have not been fulfilled. No representation may be relied upon. Auction subject to any terms of sale or other information provided by Listing Broker or PRUSA. Equal Housing Opportunity.





LUXURY PROPERTY AUCTIONS

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